

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 12

CASE NUMBER/  
PROJECT NAME

**44-DR-2005**  
**Scottsdale Plaza**

LOCATION

2901 N 67th Place

REQUEST

Request approval of a site plan and elevations for an office, retail and restaurant building.

OWNER

Marino Investments  
949-975-0242

ENGINEER

J.M. Griffin Engineering  
602-212-1279

ARCHITECT/  
DESIGNER

Studio Architecture  
602-254-1641

APPLICANT/  
COORDINATOR

Steve G. Helffrich  
Studio Architecture  
602-257-0922

BACKGROUND

## **Zoning.**

The subject site is zoned Central Business District (C-2). This zoning classification allows for a range of retail, commercial, and office uses.

## **Context.**

The site is located on Thomas Road, between N. 67<sup>th</sup> Place and N. 68<sup>th</sup> Street.

## **Adjacent Uses:**

- North: Lower intensity commercial uses in the C-1 Zone.
- South: Neighborhood commercial center in a C-2 Zone.
- East: A range of commercial uses, in both the C-2 and C-3 Zones.
- West: Multi-Family residential housing in an R-5 Zone.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant is proposing a new commercial center, with tenant space to be subdivided and leased at a later date. The applicant has represented the uses to be primarily retail commercial. There may be some restaurant use in the center as well.

## **Development Information:**

- Existing Use: Gas Station
- Proposed Use: Commercial
- Parcel Size: 33,149 Square Feet

- Proposed Building Size: 9,650 Square Feet
- Building Height Allowed/Proposed: 36 Feet / 22 Feet
- Parking Required/Provided: 41 / 41
- Open Space Required/Provided: 4880 Square Feet / 11,346 Square Feet
- FAR Max / Provided: 0.8 / 0.3

## DISCUSSION

### **Circulation/Ingress**

The site plan shows two separate entrance points with clear flow of traffic from both N. 67<sup>th</sup> Place and N. 68<sup>th</sup> Street. Both access points are full movement ingress/egress points. These access points are moved to the rear of the property, and there is no access to Thomas Road. This access plan is complementary to the area, due to the relatively short distance between N. 67<sup>th</sup> Place and N. 68<sup>th</sup> Street. Providing access off of Thomas Road would be problematic, given traffic volume and average speeds in the area.

### **Architectural Style & Building Materials**

The building is proposed to be constructed out of a light sand stucco (soft green color), with glass windows, stone, aluminum and wood features. To the interior of the project, there will be a patio walkway covered by a 12-inch redwood trellis. Stone block will be used to create columns between the storefronts, with aluminum and wood architectural projections being used primarily to create “breaks” in the façade in varying locations. The applicant is also proposing Belgard pavers, colored concrete, and exposed aggregate concrete for the walkway areas inside the project.

The applicant is proposing to utilize a portion of the site as on-site retention for stormwater, and is proposing to landscape the area fronting Thomas Road with a myriad of 5 gallon shrubs, as well as 3-inch box Cercidium and 48-inch box Pistacia trees. Additionally, there will be raised planters in the patio area facing the parking lot.

Staff approached the applicant regarding the building “turning its back to Thomas Road” architecturally, and suggested that modifications be made to make the project have a better street visage. The applicant responded by breaking up the solid wall façade with niches, and by adding trellis along the curve of the building where none was previously shown. The applicant also added additional detailing in the form of textured block.

## OTHER BOARDS AND COMMISSIONS

None. The Development Review Board is the final approving body in this matter.

## STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

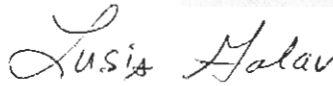
**STAFF CONTACT(S)**

Mac Cummins, AICP  
Senior Planner  
Phone: 480-312-7059  
E-mail: [mcummins@ScottsdaleAZ.gov](mailto:mcummins@ScottsdaleAZ.gov)

**APPROVED BY**



Mac Cummins, AICP  
Report Author  
Phone: 480-312-7059  
Email: [mcummins@scottsdaleaz.gov](mailto:mcummins@scottsdaleaz.gov)



Lusia Galav, AICP  
Interim Current Planning Director,  
Phone: 480-312-2506  
E-mail: [lgalav@scottsdaleAZ.gov](mailto:lgalav@scottsdaleAZ.gov)

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: 40 - PA - 2005

Coordinator: Mac Cummins

Case No.: \_\_\_\_\_

Project Name: Scottsdale Plaza

Project Location: 2901 N. 67th Street and 6750 E. Thomas Road

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C2 Proposed Zoning: C2

Number of Buildings: 1 Parcel Size: 35,877 sq ft (0.83 ac)

Gross Floor Area/Total Units: 9,600 sq ft Floor Area Ratio/Density: 0.27

Parking Required: 41 Parking Provided: 41

Setbacks: N - NONE S - NONE E - NONE W - NONE

## Description of Request:

Approval for development of a new masonry building  
for retail, office and restaurant use.

44-DR-2005  
5/17/2005

Planning and Development Services Department

ATTACHMENT #1

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000





Q.S.  
15-43

G.I.S. ORTHOPHOTO 2003

Scottsdale Plaza

44-DR-2005

ATTACHMENT #2

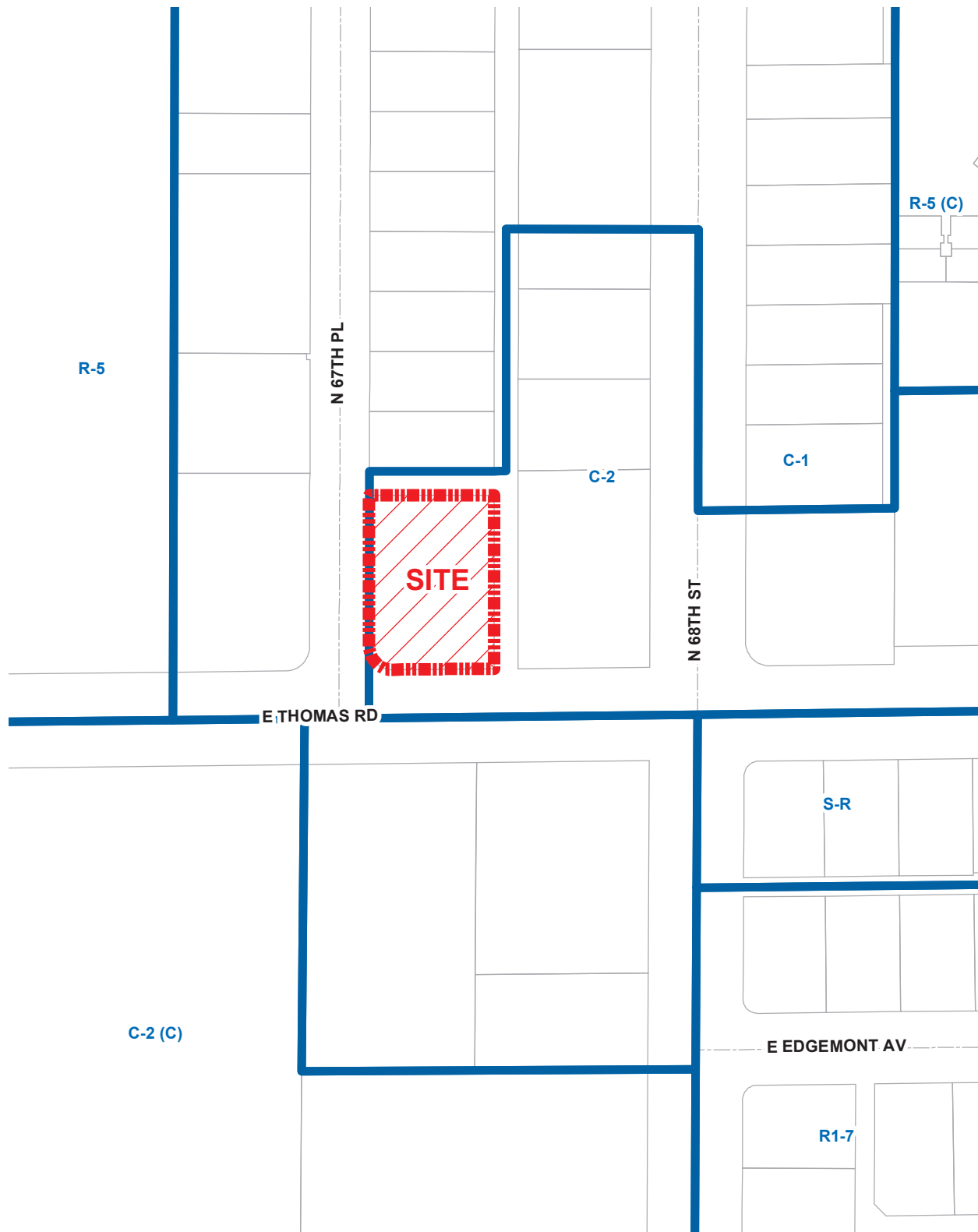




Scottsdale Plaza

**44-DR-2005**

ATTACHMENT #2A



44-DR-2005

ATTACHMENT #3









	Species	Genotype	Phenotype
(P1)	Species A	Genotype AB	30° Br
(P2)	Species B	Genotype AC	45° Br
(P3)	Species A	Genotype AB	5° Gr
(P4)	Species B	Genotype AC	5° Gr
(P5)	Species C	Genotype BC	5° Gr

2702  
 (P) Species A                      1-42702                      5-64

#### HANDSCAPE KEYNOTES

H1	<u>MANIFOLD A</u>	Size
	Integral Colored Concrete	Color T1D
		T1D
H2	<u>MANIFOLD B</u>	
	Exposed Aggregate Concrete	Color T1D
		T1D
H3	<u>MANIFOLD C</u>	
	Stippled Finish color 1	Color T1D
		T1D
H4	<u>MANIFOLD C</u>	
	Stippled Finish color 2	Color T1D
		T1D

S1 SOFTSCAPE  
1/2" screened decomposed granite C&G T110

#### ADDITIONAL KEYNOTES

(SH)	<u>ACQUINITY</u> Screen material is 100% antistatic steel with 3.75x0.75" cells	Color: Natural	4 1/2 panels
(R+)	<u>PARIS PLASTER</u> Exterior of plaster is 10 60% of it (concrete)	Color: Natural	16 1/2" tall
(S+)	<u>STYLUS</u> Steel to metal construction	Natural	16 1/2" tall
(BS)	<u>STYLUS</u> Steel to metal construction	Color: TBC	16 1/2" tall

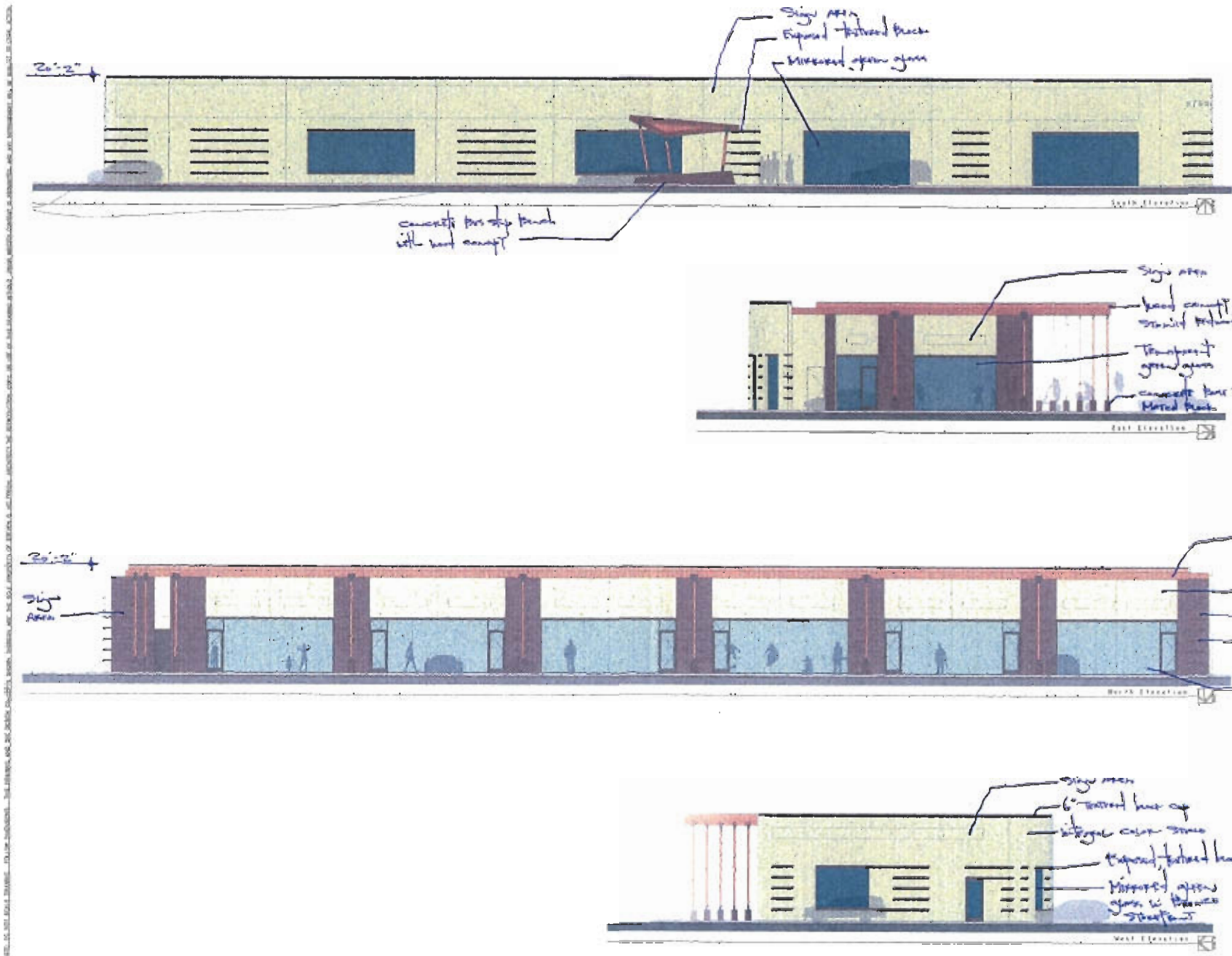
## GENERAL NOTES

1. All plant material and specifications to conform to the Arizona Nurseryman Association standards.
2. All plant material, right-of-way and otherwise is to be in compliance with the Department of Water Resources (the water use plant list). There is no turf.
3. Raised planters are to be planted with varying sorts of accents, trailing plants as well as plant masses.
4. All landscaping is to be irrigated with automatic pop-up/drip irrigation system.



SOUTH ELEVATION  
Scale: 1"=10'

44-DR-2005  
5/17/2005



# Scottsdale Plaza

444 EAST MONTE AVENUE  
SCOTTSDALE, ARIZONA 85261



**MARINO**  
INVESTMENTS



STUDIO ARCHITECTURE  
1000 N. CENTRAL AVENUE  
SUITE 1000  
PHOENIX, ARIZONA 85004  
TEL: 602.251.1000  
FAX: 602.251.1001

Exposed textured  
brick  
Mirrored glass  
Concrete base with  
vent canopy  
Translucent  
glass

44-DR-2005  
5/17/2005

Elevations

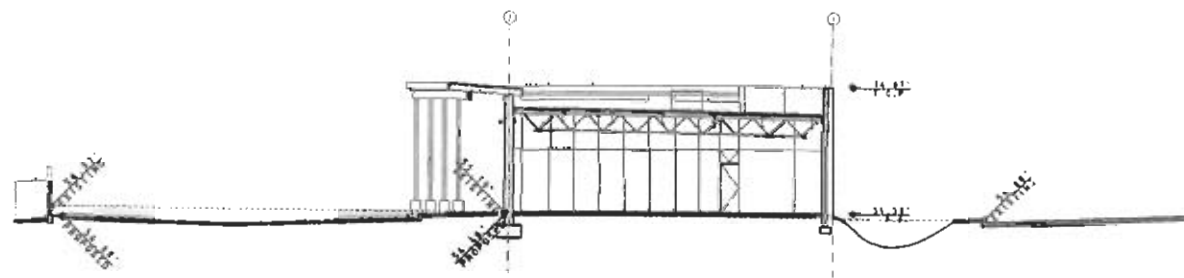
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# Scottsdale Plaza

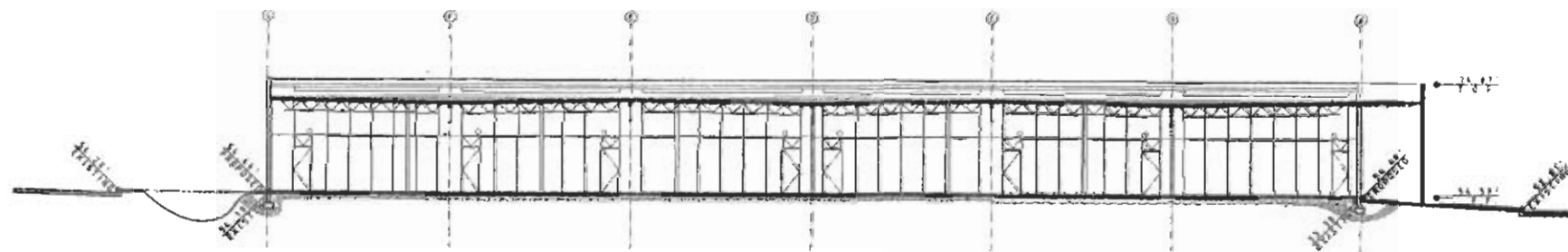
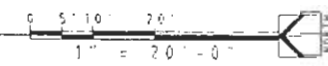
2001 North 57th Place  
 8700 North 57th Avenue, Suite  
 Scottsdale, Arizona 85254



STUDIO ARCHITECTURE  
 STUDIO & ARCHITECTS  
 1001 NORTH AVENUE AVENUE  
 SCOTTSDALE, ARIZONA 85254  
 480 333 3333  
 480 333 3333



Longitudinal Site Cross Section



Lateral Site Cross Section



44-DR-2005  
 5/17/2005

10 May 2005

Site  
 Cross-Sections

Scottsdale Plaza  
6750 E. Thomas Road  
Scottsdale, AZ.

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- AS SHOWN
- \_\_\_\_\_
- \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- \_\_\_\_\_
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF EXIST AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
- ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.



20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt to Ord 2 Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Scottsdale Plaza Case 44-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Studio Architecture with a date by staff of 8/10/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Studio Architecture with a date by staff of 8/10/2005.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Urban earth Design with a date by staff of 5/17/2005.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

## **ATTACHMENT B**

**SITE DESIGN:****Ordinance**

- A. The developer shall add three (3) foot tall parking lot screen walls along the N. 67<sup>th</sup> Place and N. 68<sup>th</sup> Street frontages, to the satisfaction of Planning and Development Services Final Plans staff. The walls shall be textured and colored to match the building.
- B. Prior to final plan approval, the developer shall receive all required City of Scottsdale approvals for a land assemblage. This includes the initial staff approval, final plans approval and mylar recordation with Maricopa County by City staff.

**OPEN SPACE:****DRB Stipulations**

- 11. Not more than fifty (50) percent of the areas designated as frontage open space shall be used for retention basins. With the final plans submittal, the developer shall submit a site plan/open space worksheet that contains calculations that demonstrate compliance with this requirement.

**Ordinance**

- C. With the final plans submittal, the developer shall submit a site plan/open space worksheet that clearly indicates the required calculations and locations of all open space, front open space and parking lot landscaping.

**LANDSCAPE DESIGN:****DRB Stipulations**

- 12. Provide additional landscaping in the vicinity of the southeast portion of the site. The landscaping provided shall be low water usage and low level shrubs or groundcovers within the sight visibility triangle. This additional landscape shall be approved by the Planning Coordination Manager prior to final plans approval.
- 13. The landscape plans shall indicate the botanical and common names of all trees, shrubs and groundcovers.
- 14. The proposed transformer located south of the building shall either be screened with landscaping or a wall that has a height of 1-foot greater than the top of the transformer, to the satisfaction of Planning and Development Services final plans staff.

**Ordinance**

- D. 50% of the trees provided with this project shall be the following sizes: a) 1-inch average caliper for multi-trunked trees and b) 2-inch average caliper size for single trunk trees.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

- 15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting. Fixture SB and SC have an adjustable swivel option. This fixture is prohibited and shall be replaced with a full cutoff fixture.
- 16. The individual luminaire lamp shall not exceed 250 watts.
- 17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
- 18. Incorporate into the project's design, the following:
  - Parking Lot, Building Mounted and Site Lighting:
    - a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

#### Landscape Lighting

- d. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- e. Landscaping lighting shall only be utilized to accent plant material.
- f. All landscape lighting directed upward, shall be aimed away from property line.
- g. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

### **VEHICULAR AND BICYCLE PARKING:**

#### **DRB Stipulations**

- 19. Bicycle parking facilities shall be located not more than 50-feet from the building entrance, in accordance with Article IX of the Scottsdale Zoning Ordinance.
- 20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

#### **Ordinance**

- E. With the final plans submittal, submit a floor plan worksheet for the building that clearly demonstrates that parking requirements for each suite are being based off of provided gross floor area.

### **ADDITIONAL PLANNING ITEMS:**

#### **DRB Stipulations**

- 21. No exterior vending or display shall be allowed.
- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

### **RELEVANT CASES:**

#### **Ordinance**

- F. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 44-ZN-1995



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

24. Site Plan entitled, Scottsdale Plaza Site Plan, submitted by Studio Architecture. and dated 8/10/05 by City staff.
25. Preliminary Grading and Drainage Plans entitled, Preliminary Grading and Drainage Plans for N.W.C 68<sup>th</sup> Street and Thomas, submitted by J.M.Griffin Engineering, Inc. And dated 05/17/05 by City staff
26. Preliminary Drainage Report entitled, Preliminary Drainage Report for N.W.C 68<sup>th</sup> Street and Thomas, submitted by J.M.Griffin Engineering, Inc. And dated 05/17/05 by City staff.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin.
  - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
  - f. Relocate Retention Basins out of Bus Stop Easement.

#### **Ordinance**

- G. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- I. Underground Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- J. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **DRB Stipulations**

- 29. The developer shall design and construct both driveways 67<sup>th</sup> Street and 68<sup>th</sup> Street in general conformance with C.O.S Standard Detail #2256 Type CH-1.
- 30. Provide a R/W Triangle to cover the location of the ex. Sidewalk Ramp.

#### **Ordinance**

- K. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

- 31. The developer shall provide a minimum parking-aisle width of 24 feet.
- 32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### **Ordinance**

- L. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### **EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
Drainage Easement	To cover the on site Retention Basins.
1' VNAE	Along Thomas Road.
Bus Stop Easement	On Thomas Road Frontage.

#### **DRB Stipulations**

- 33. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

34. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Thomas Road.

35. Well Site Dedication:

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

36. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

M. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of \_\_\_\_ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

N. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:**

**DRB Stipulations**

37. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2.

38. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

O. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant

- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

- P. Underground vault-type containers are not allowed.
- Q. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- R. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

- 39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

#### **WATER:**

#### **DRB Stipulations**

- 40. Basis of Design Report (Water):
  - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

#### **Ordinance**

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

#### **WASTEWATER:**

#### **DRB Stipulations**

- 41. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 42. On-site sanitary sewer shall be privately owned and maintained.
- 43. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

#### **Ordinance**

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- U. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.



- V. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

**BRIDGES:****DRB Stipulations**

## 44. Bridges:

- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
- b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

## 45. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

**VERIFICATION OF COMPLIANCE****DRB Stipulations**

## 46. Condition for issuance of grading and drainage permit: Before the issuance of a Grading &amp; Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.